

006.0

0005

0015.0

Map

Block

Lot

1 of 1

Residential

CARD

ARLINGTON

APPRAISED:

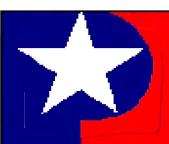
Total Card / Total Parcel

USE VALUE:

1,224,800 / 1,224,800

ASSESSED:

1,224,800 / 1,224,800


Patriot
 Properties Inc.

PROPERTY LOCATION

IN PROCESS APPRAISAL SUMMARY

No	Alt No	Direction/Street/City
17-19		RANDOLPH ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1: JALKUT DANIEL C &	
Owner 2: BANNER CRISSA M	
Owner 3:	

Street 1: 17 RANDOLPH ST	
Street 2:	

Twn/City: ARLINGTON	
St/Prov: MA	Cntry
Postal: 02474	Own Occ: Y
	Type:

PREVIOUS OWNER	
Owner 1: BUTLER JANICE & -	
Owner 2: OCONNELL ANN & LALLY SUSAN -	
Street 1: 19 RANDOLPH ST	
Twn/City: ARLINGTON	
St/Prov: MA	Cntry
Postal: 02474	

NARRATIVE DESCRIPTION	
This parcel contains .115 Sq. Ft. of land mainly classified as Two Family with a Multi-Garden Building built about 1915, having primarily Wood Shingle Exterior and 3342 Square Feet, with 2 Units, 2 Baths, 0 3/4 Bath, 1 HalfBath, 14 Rooms, and 6 Bdrms.	

OTHER ASSESSMENTS	
Code	Descrip/No
	Amount
	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
104	Two Family		5000		Sq. Ft.	Site		0	80.	1.14	1									456,000						456,000	

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description
104	5000.000	763,900	4,900	456,000	1,224,800	

Total Card	0.115	763,900	4,900	456,000	1,224,800	Entered Lot Size
Total Parcel	0.115	763,900	4,900	456,000	1,224,800	Total Land:
Source:	Market Adj Cost		Total Value per SQ unit /Card:	366.53	/Parcel: 366.53	Land Unit Type:

Total Card	0.115	763,900	4,900	456,000	1,224,800	Entered Lot Size
Total Parcel	0.115	763,900	4,900	456,000	1,224,800	Total Land:
Source:	Market Adj Cost		Total Value per SQ unit /Card:	366.53	/Parcel: 366.53	Land Unit Type:

Total Card	0.115	763,900	4,900	456,000	1,224,800	Entered Lot Size
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Source:	Market Adj Cost		Total Value per SQ unit /Card:	366.53	/Parcel: 366.53	Land Unit Type:

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	104	FV	763,900	4,900	5,000.	456,000	1,224,800		Year end	12/23/2021
2021	104	FV	730,700	4,900	5,000.	456,000	1,191,600		Year End Roll	12/10/2020
2020	104	FV	730,900	4,900	5,000.	456,000	1,191,800	1,191,800	Year End Roll	12/18/2019
2019	104	FV	536,400	4,900	5,000.	484,500	1,025,800	1,025,800	Year End Roll	1/3/2019
2018	104	FV	519,900	4,900	5,000.	353,400	878,200	878,200	Year End Roll	12/20/2017
2017	104	FV	489,400	4,900	5,000.	307,800	802,100	802,100	Year End Roll	1/3/2017
2016	104	FV	489,400	4,900	5,000.	262,200	756,500	756,500	Year End	1/4/2016
2015	104	FV	471,500	4,900	5,000.	256,500	732,900	732,900	Year End Roll	12/11/2014

TAX DISTRICT

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
BUTLER JANICE &	63665-264		5/28/2014		760,000	No	No		
BUTLER JANICE L	62725-537		10/1/2013	Convenience	99	No	No		
LECCESCE LOUISE	57106-33		7/7/2011	Family	99	No	No		
	7885-577		1/1/1901	Family		No	No	N	

PAT ACCT.

Date	Result	By	Name
10/21/2017	Meas/Inspect	HS	Hanne S
5/14/2015	SQ Returned	MM	Mary M
5/20/2009	Measured	189	PATRIOT
11/1/2000	Hearing N/C	189	PATRIOT
9/29/1999	Meas/Inspect	263	PATRIOT
8/30/1993		PC	PHIL C

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment

ACTIVITY INFORMATION

Date	Result	By	Name

Sign:	VERIFICATION OF VISIT NOT DATA
	/ / /

EXTERIOR INFORMATION				BATH FEATURES				COMMENTS				SKETCH								
Type: 13 - Multi-Garden	2A - 2 Sty +Attic	Full Bath: 2	Rating: Very Good	A Bath:	Rating:															
(Liv) Units: 2	Total: 2	3/4 Bath:	Rating:	A 3QBth:	Rating:															
Foundation: 3 - BrickorStone	Frame: 1 - Wood	1/2 Bath: 1	Rating: Very Good	A HBth:	Rating:															
Prime Wall: 1 - Wood Shingle	Sec Wall:	OthrFix:	Rating:																	
Roof Struct: 1 - Gable	OTHER FEATURES																			
Roof Cover: 1 - Asphalt Shgl	Kits: 2	Rating: Very Good																		
Color: GRAY	A Kits:	Rating:																		
View / Desir:	Fpl: 2	Rating: Very Good																		
GENERAL INFORMATION				WSFlue:	Rating:															
Grade: C+ - Average (+)	CONDOS INFORMATION																			
Year Blt: 1915	Eff Yr Blt:	Location:																		
Alt LUC:	Alt %:	Total Units:																		
Jurisdct:	Fact: .	Floor:																		
Const Mod:	REMODELING																			
Lump Sum Adj:	% Own:	Exterior:	No Unit	RMS	BRS	FL														
DEPRECIATION				Interior:	1	8	4	2												
Avg Ht/FL: STD	Functional:	Additions:	1	6	2	1														
Prim Int Wal 2 - Plaster	Economic:	Kitchen:																		
Sec Int Wall:	Special:	Baths:																		
Partition: T - Typical	Override:	Plumbing:																		
Prim Floors: 3 - Hardwood	CALC SUMMARY			Electric:																
Sec Floors: 4 - Carpet	Total: 10.8 %	COMPARABLE SALES			Heating:															
Bsmnt Flr: 14 - Asphalt Tile	Basic \$ / SQ: 180.00	Rate	Parcel ID	Typ	Date	Sale Price														
Subfloor:	Size Adj.: 1.06241155																			
Bsmnt Gar:	Const Adj.: 0.98745072																			
Electric: 3 - Typical	Adj \$ / SQ: 188.834																			
Insulation: 2 - Typical	Other Features: 155203																			
Int vs Ext: S	Grade Factor: 1.10																			
Heat Fuel: 1 - Oil	NBHD Inf: 1.00000000																			
Heat Type: 5 - Steam	NBHD Mod:																			
# Heat Sys: 2	LUC Factor: 1.00																			
% Heated: 100	Adj Total: 856392																			
Solar HW: NO	Depreciation: 92490																			
% Com Wal	Depreciated Total: 763902																			
MOBILE HOME				WtAv\$/SQ:	AvRate:	Ind.Val														
Make:	Model:																			
SPEC FEATURES/YARD ITEMS				Juris. Factor:		Before Depr:	207.72													
Code	Description	A Y/S	Qty	Special Features:	0	Val/Su Net:	157.80													
3	Garage	D Y	1 19X20	Final Total:	763900	Val/Su SzAd	300.04													
				PARCEL ID	006.0-0005-0015.0															
				Color:																
				IMAGE																
				AssessPro Patriot Properties, Inc																
More: N	Total Yard Items:	4,900	Total Special Features:																	
	Total:	4,900																		